

Partner Information

Balfour Beatty Communities proudly provides homes and builds communities for our Nation's Military members and their Families, on and off bases throughout the United States. The mission is to create communities where residents and their families feel completely at home. It begins with visionary planning, followed by high quality construction, and continues with professional management that is caring and responsive. This commitment to residents has earned us a well-deserved reputation. Balfour Beatty Communities entered the market in 1999 and has since been awarded more bases than any of its competitors.

Under the RCI Program, Fort Jackson is partnering with Balfour Beatty Communities for the purpose of improving the military Family Housing community and privatizing Family Housing. Balfour Beatty Communities will be responsible for development, construction, maintenance and management of Family Housing at Fort Jackson.

Balfour Beatty Communities is a dynamic team of professionals who have the ability and experience to create quality housing communities and significantly improve lifestyles for the U.S. Military members and their Families. Balfour Beatty Communities is a wholly-owned, industry-specific component of Balfour Beatty Communities Trust, a Maryland real estate investment trust (NYSE-GCT). Headquartered just outside Philadelphia, Pennsylvania, Balfour Beatty Communities offers vision, experience and strong financial capabilities to a diversified client base. As part of its core business, Balfour Beatty Communities has developed, constructed, owned and managed real estate since 1985. Today, Balfour Beatty Communities has more than 21,000 privatized military housing units under lease and is finalizing the plan for the management of an additional 7,000 units. Balfour Beatty Communities is over 1,200 dedicated employees strong, and Balfour Beatty Communities long-term owner/operator perspective creates tremendous value for the Army in this RCI process.

Balfour Beatty Communities has assembled an exclusive group of companies for the family housing privatization partnership at Fort Jackson. Balfour Beatty Communities team consists of Niles Bolton Associates and Balfour Beatty Construction (formerly Centex Construction); each who have assembled a team of residential professionals with unparalleled credentials who will turn the Department of the Army's vision of safe, high-quality and affordable housing for U.S. Service Members and Families into reality. Balfour Beatty Communities is fully committed to the successful completion of the Fort Jackson project.

Balfour Beatty Communities will provide the management services for the duration of the project and will also act as the managing entity of the partnership. The cornerstone of Balfour Beatty Communities' approach to community management and operation is clearly defined through its management philosophy of superior customer service. Balfour Beatty Communities will be the single source to fully manage and care for each Family's home and community with its in-house professionals augmented at times by subcontractors, primarily small and local businesses. Balfour Beatty Communities Management and Maintenance staff is committed to respond to every resident's need and manage each community and homes as if it were its own.

With customer service in mind, office hours are designed to accommodate the residents' needs for visiting the office. Residents can place applications, check their status on the waiting list, receive move-

in instructions, place service requests and discuss specific needs with the Management staff. In the case of an emergency, personnel are available 24 hours a day/7days a week with an immediate response and resolution. Balfour Beatty Communities is committed to long-term solutions to maintenance problems, not just cosmetic fixes and wants to foster pride of ownership in homes and community by effectively maintaining physical appearance, cleanliness and state of repair for properties and surrounding landscapes.

Balfour Beatty Communities is happy to be working with the residents of Fort Jackson.

For more information, please log on to Balfour Beatty Communities web site at www.bbcgrp.com or www.ftjacksonfamilyhousing.com